

# 7001 28<sup>th</sup> Street Rezone

ZON2020-0010

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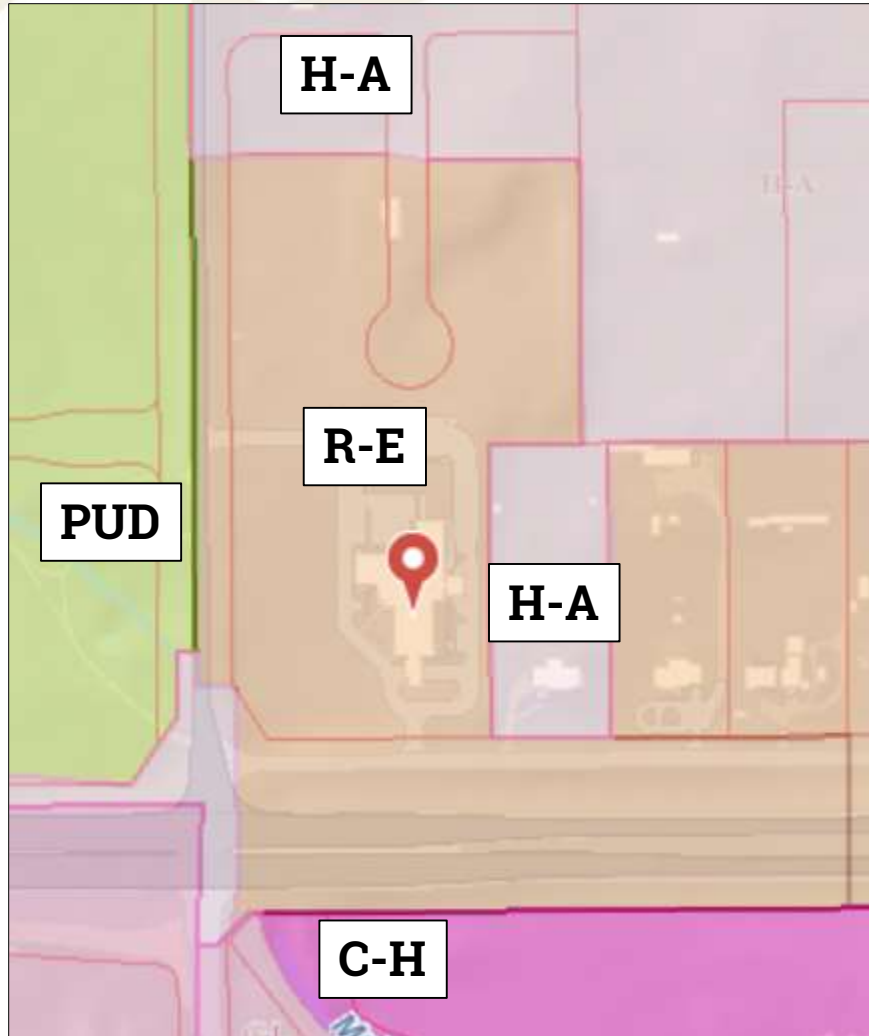


# Background & Request

- 2001 – Church Built
- 2002 – Annexed & Zoned R-E
- Rezone Request (ZON2020-0010)
  - Approximately 12.98 ac. to C-H with DCMP to restrict uses



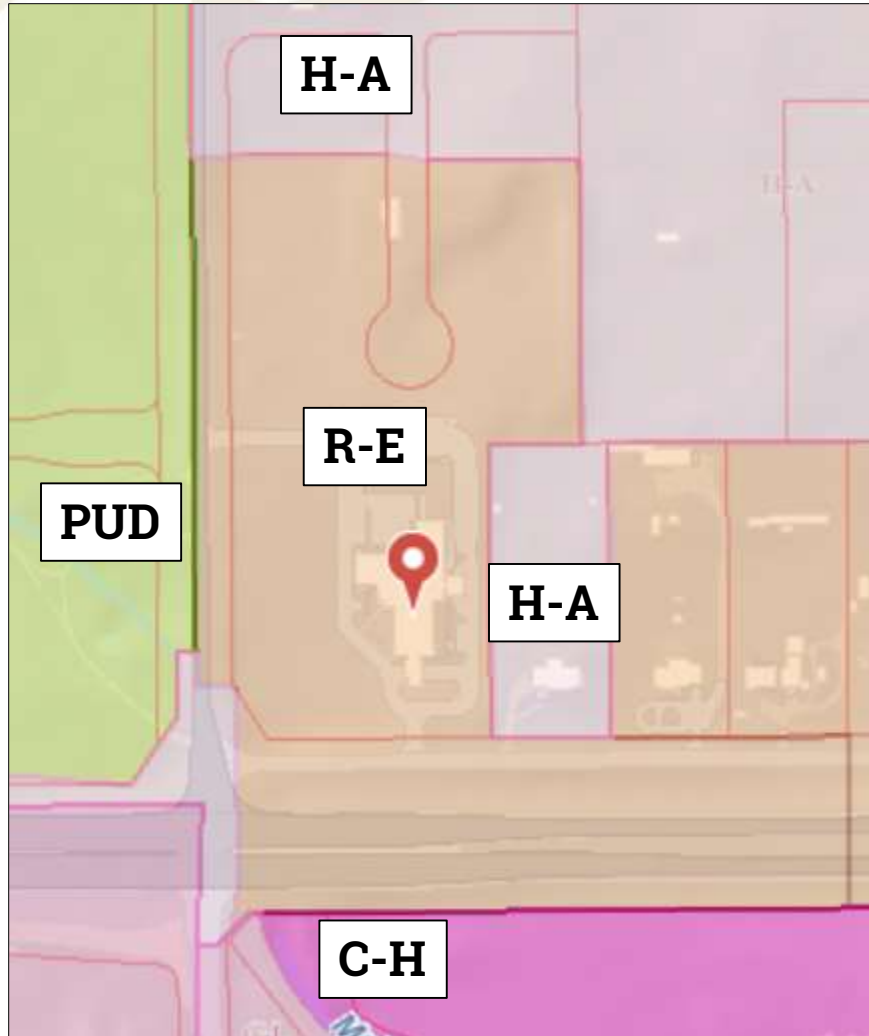
# Surroundings



**East**  
**Zoning: H-A**  
**Use: Single-Family Dwelling**

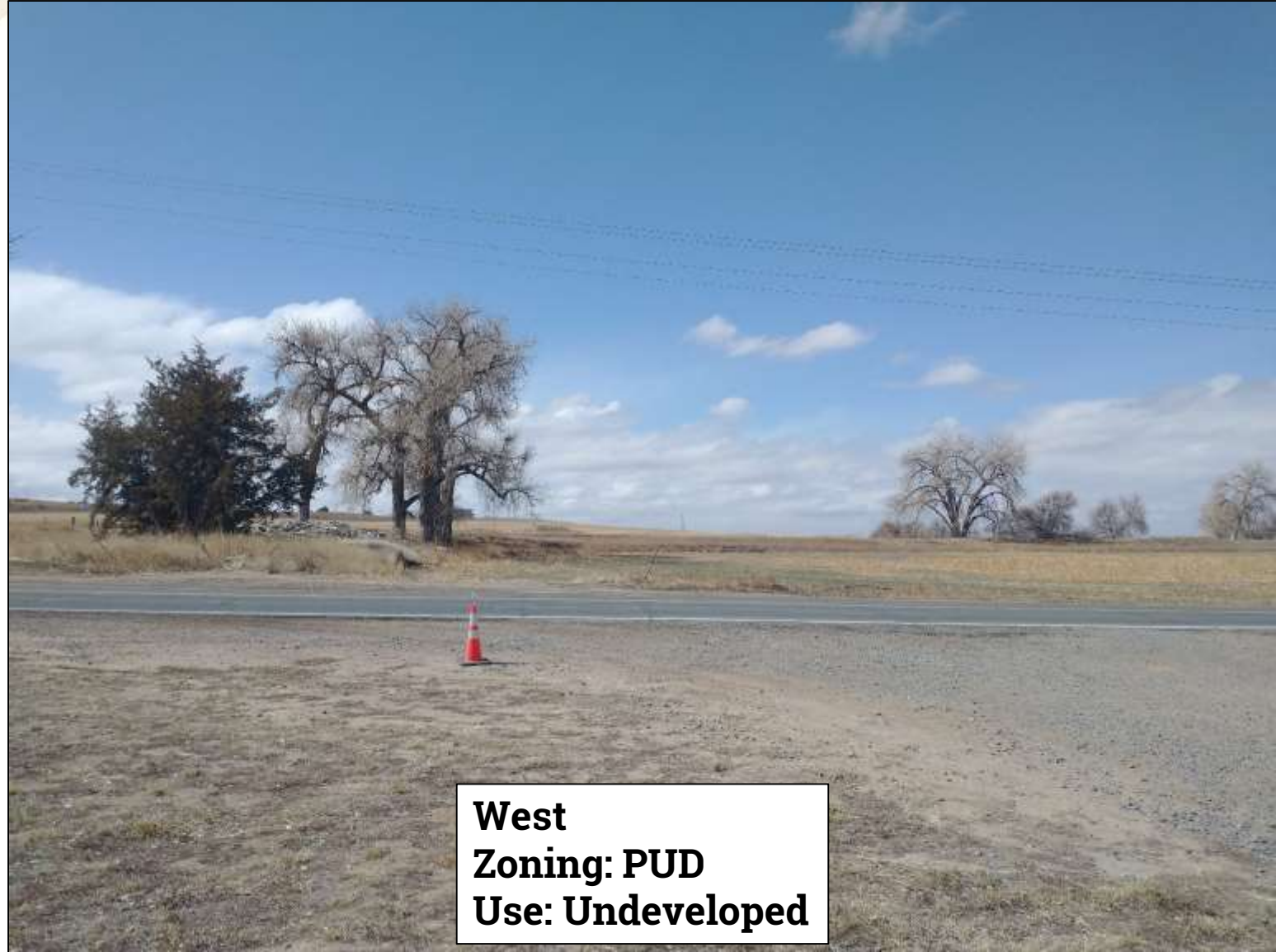
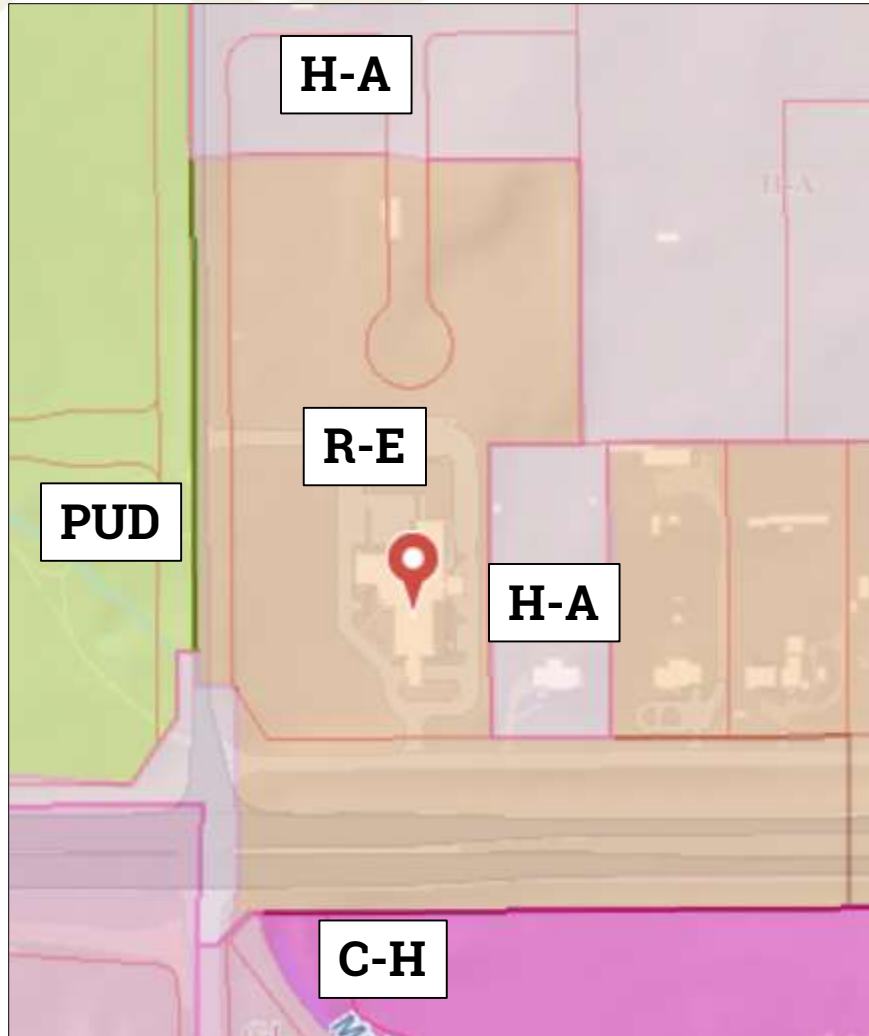


# Surroundings



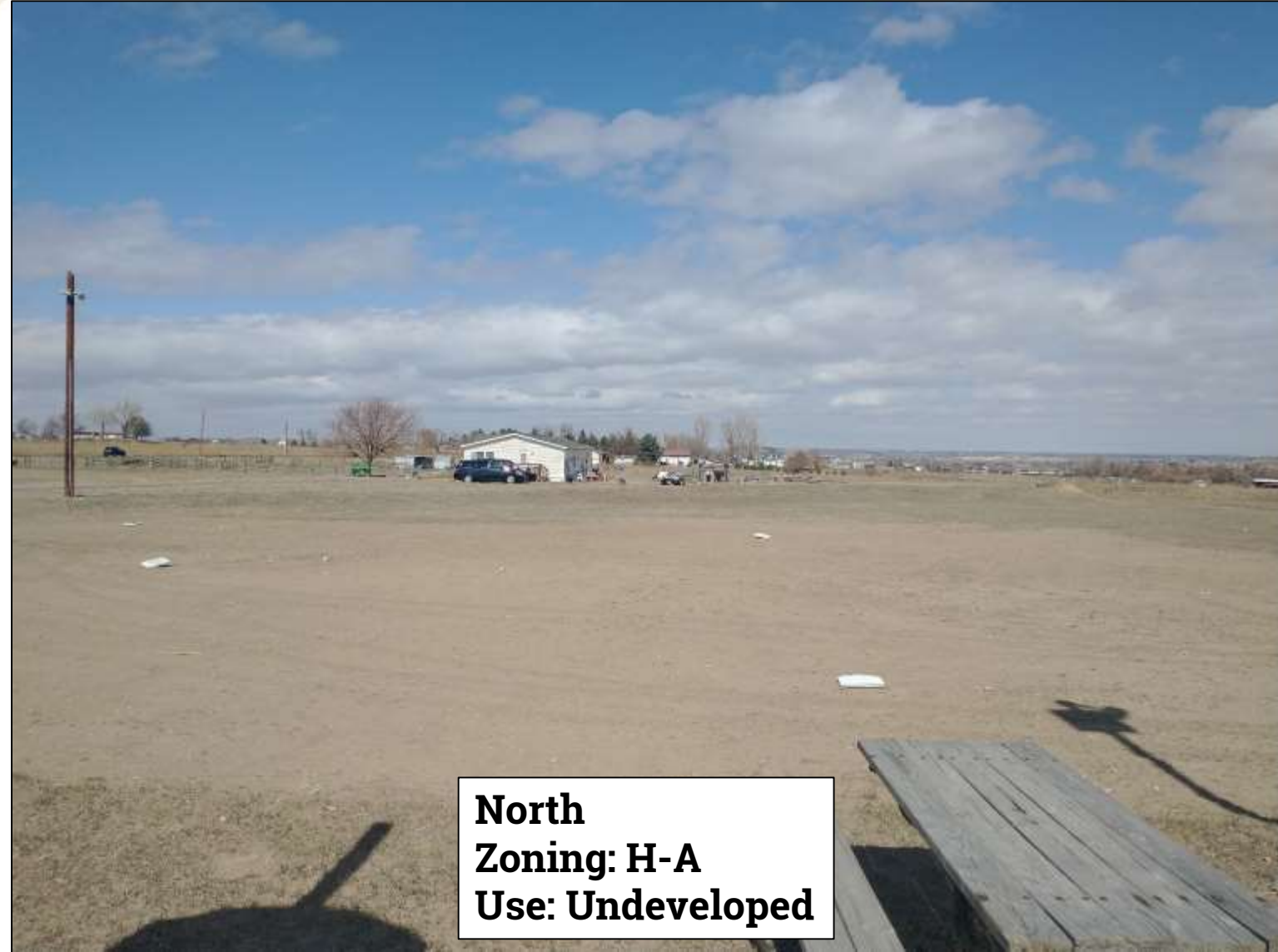
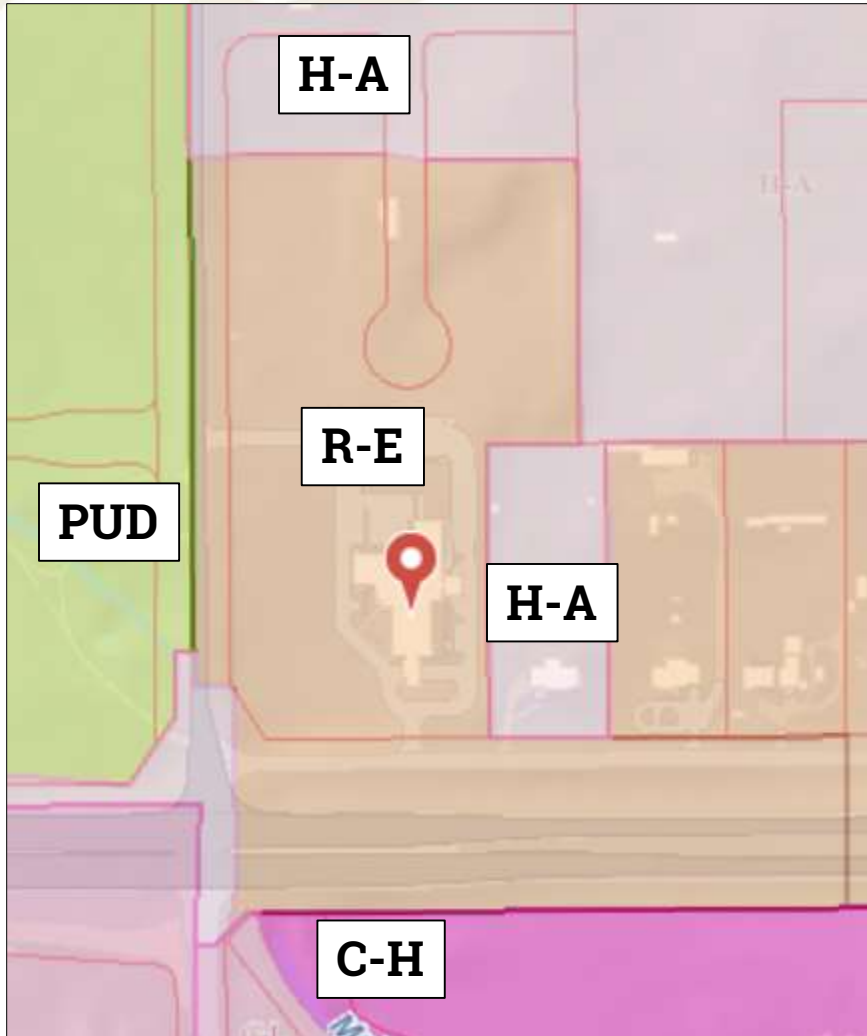
**South**  
**Zoning: C-H**  
**Use: Hospital**

# Surroundings



**West**  
**Zoning: PUD**  
**Use: Undeveloped**

# Surroundings



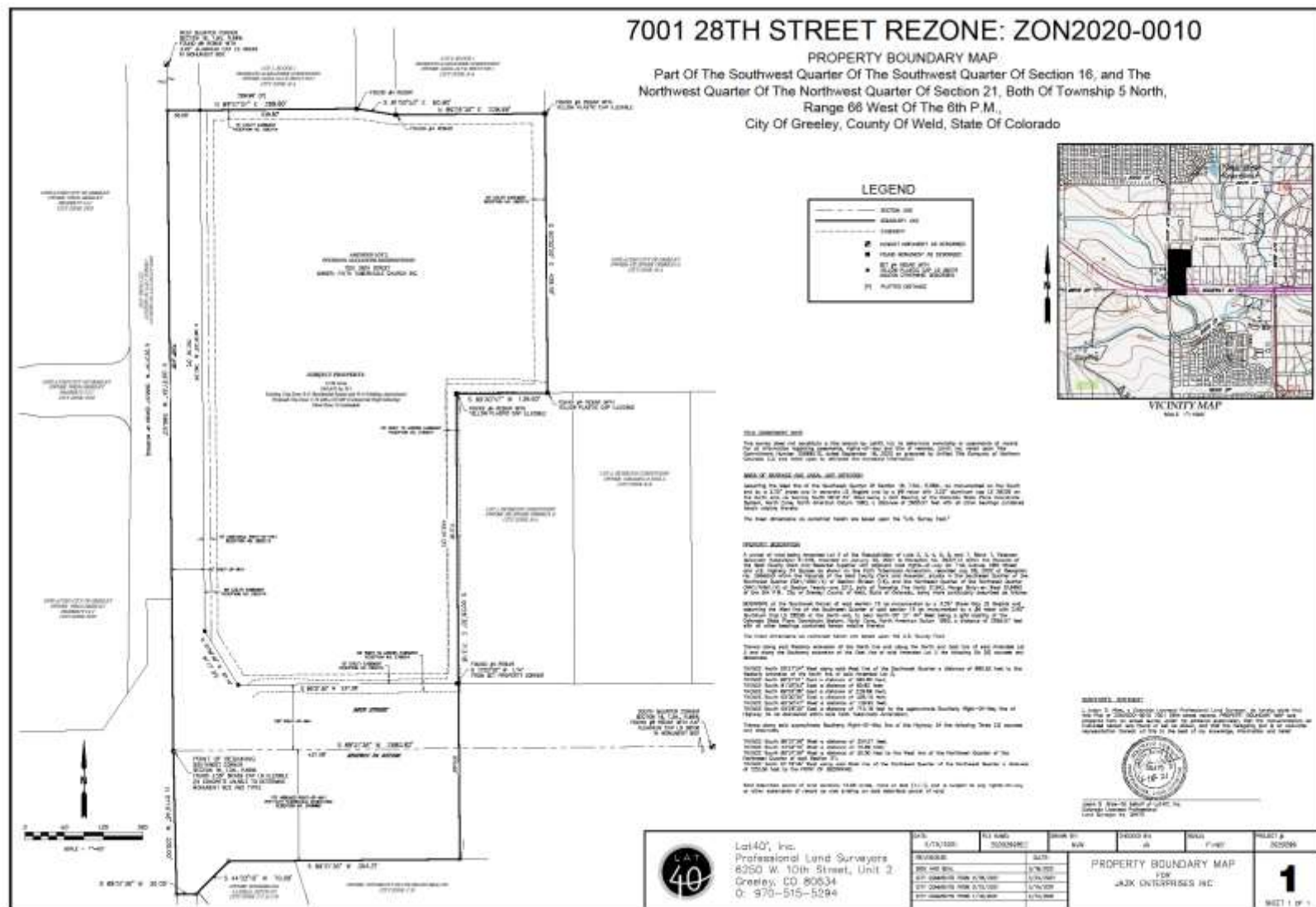
**North**  
**Zoning: H-A**  
**Use: Undeveloped**



# Site Photos



# Proposed Rezone

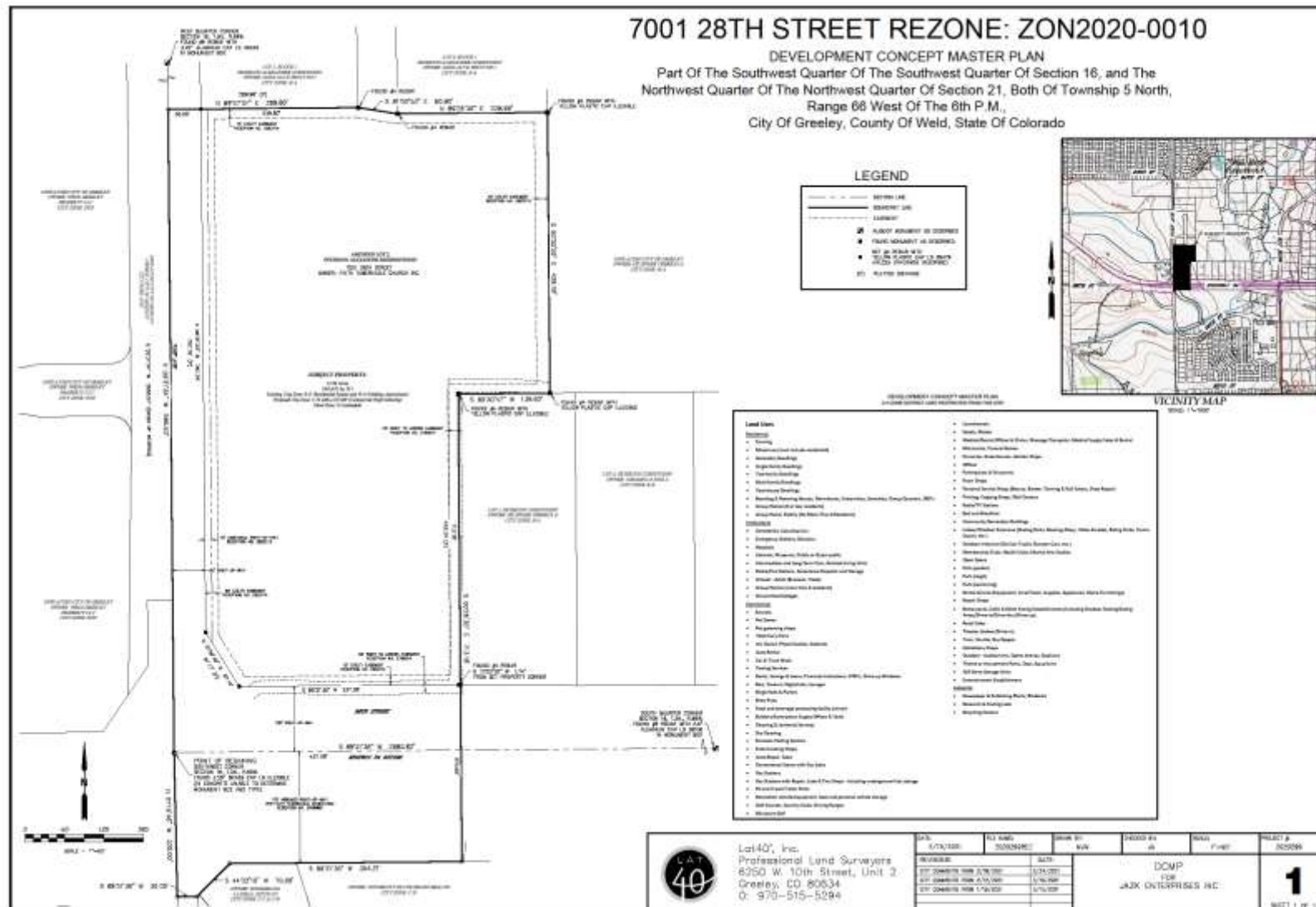


- **Approximately 12.98 acres from H-A and R-E to C-H with a DCMP to restrict uses**







# Proposed DCMP



- **Restricts C-H uses except church, school, childcare, telecommunications, utilities, oil & gas**



# Rezone Criteria

	§18.30.050
	a. Has the area changed, or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area?
	b. Has the existing zoning been in place for at least fifteen (15) years without substantial development resulting and does the existing zoning appear to be obsolete, given development trends?
N/A	c. Are there clerical or technical errors to correct?
N/A	d. Are there detrimental environmental conditions, such as flood plains, presence of irrigation ditches, inadequate drainage, slopes, unstable soils, etc., that may affect future development of this site and which may not have been considered during the original zoning of the property?

# Rezone Criteria

	§18.30.050
N/A	e. Is the proposed rezoning necessary in order to provide land for a community related use which was not anticipated at the time of adoption of the City's Comprehensive Plan; or have the policies of the City changed to the extent that a rezoning is warranted?
+	f. What is the potential impact of the proposed rezoning upon the immediate neighborhood and the City as a whole (including potential noise and environmental impacts, visual impacts, the provision of City services such as police, fire, water, sewer, street and pedestrian systems and parks and recreation facilities)?
+	g. Is there clear and convincing evidence that the proposed rezoning will be consistent with the policies and goals of the City's Comprehensive Plan and comply with applicable zoning overlay requirements?
+	h. What is the potential impact of the proposed rezoning upon an approved zoning suitability plan for the property?



# Notice & Feedback

- **Notice mailed to twelve landowners within 500 ft.**
- **Two signs posted at the property.**
- **Noticed in the newspaper.**
- **No inquiries**



# Recommendation

- **ART Review – All comments have been addressed.**
- **Planning Commission recommends approval of the Rezone Request (ZON2020-0010)**

